

**Agenda**  
**BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS**  
**Regular Meeting**  
**November 16, 2016**  
**1:30 p.m.**  
**Room 208, City Hall**

1. **Call to order.**

2. **A public hearing to consider each of the following;**

**APPEAL #20048** - Appeal filed by dba Benton Park Cafe from the determination of the Building Commissioner in the denial of an occupancy building permit authorizing the Appellant to operate restaurant and full drink bar, with front sidewalk seating (north and east side) at 2901-03 Salena.  
**WARD 9                    #AOP-741-16                    ZONE: "F" – Neighborhood Commercial District**

**APPEAL #20049** - Appeal filed by dba Gorillaz Bar & Grill LLC from the determination of the Building Commissioner in the denial of an occupancy building permit authorizing the Appellant to operate a restaurant and full drink bar, with patio seating at 6997 Chippewa.  
**WARD 16                    #AOP-760-16                    ZONE: "A" – Single Family Dwelling District**

**APPEAL #20054** - Appeal filed by dba Grand Autoplex LLC from the determination of the Building Commissioner in the denial of an occupancy building permit authorizing the Appellant to operate used auto sales (no repair) expanding business at 4641 S Grand.  
**WARD 25                    #AOP-844-16                    ZONE: "F" – Neighborhood Commercial District**

**APPEAL #10876** - Appeal filed by Gateway Science Academy of St. Louis from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to install 2 illuminated ground signs (per plans) at 6651 Gravois  
**WARD 13                    #AB-531084-16                    ZONE: "A" – Single Family Dwelling District**  
**"F" – Neighborhood Commercial District**

**APPEAL #10877** - Appeal filed by Core States – McDonalds from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to complete exterior alterations to construct 2 drive-thru's per plans at 1919 S. Jefferson.  
**WARD 6                    #AB-531168-16                    ZONE: "F" Neighborhood Commercial District**

**APPEAL #10878** - Appeal filed by The Tower at OPOP from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to install 2 illuminated marquee signs on entrance canopy, per plans at 411 N 8<sup>th</sup> St.  
**WARD 7                    #AB-531119-16                    ZONE: "I" Central Business District**

**APPEAL #10879** - Appeal filed by Maintenance Reconstruction from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to construct commercial building, per plans, for convenience store with package liquor (zoning only) at 1403 Union.  
**WARD 26                    #AB-530959-16                    ZONE: "F" Neighborhood Commercial District**

3. **Deliberations on the above hearings**

**4. Approval of Written decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on November 9, 2016.**

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment

J. Klitzing, Chairman

cc:

Via Email:

Zoning Staff  
Mary Hart Burton, Zoning Administrator  
Randall Mourning, Building Commissioner's Office  
Ed Ware, Building Inspection Section  
Mary Ellen Ponder, Mayor's Office  
Michelle Petersen, Neighborhood Business Development Director  
Rebecca Wright, City Counselor's Office  
Richard Gray, Director of Public Safety  
Otis Williams, SLDC  
Dotti Pennington, NSO  
Dale Ruthsatz, SLDC  
Margaret Johnson, Multigraph  
Don Roe, PDA  
Sherran White, Building Inspection Section  
Renee Cooley, Building Inspection Section  
Brian Alcaraz, Building Inspection Section  
Chris Schlumm, Building Inspection Section

Via Hard Copy only:

Court Reporter  
Fire Marshall, 1421 N. Jefferson

Via Hard Copy with Attachments:

Alderman, Room 230  
Mary Hart Burton, Zoning Administrator  
Rebecca Wright, City Counselor's Office  
Board Members  
Business Assistance Center, Room 421

Via Hand Delivery:

Register, Room 234  
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